

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1) Provide proof that Bramblebush Avenue and Honeysuckle Lane are private streets as shown on the tentative map. Based on our information, easement rights were granted to the County of Los Angeles over those previously private streets, making them public streets.
- 2) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 3) Please see attached Storm Drain and Hydrology review sheet (Comment 4) for comments and requirements.
- 4) Please see attached Grading review sheet (Comment 2) for comment and requirement.
- 5) Please see attached Road review sheet (Comments 1 and 2) for comments and requirements.
- 6) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 7) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- 8) Please see attached Sewer review sheet (Comments 3 and 4) for comments and requirements.
- 9) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- 10) A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. Add “MAJOR LAND DIVISION”, and remove “(FOR TOWNHOUSE PURPOSE)” and replace with “(FOR CONDOMINIUM PURPOSE)” to the title block.
  - b. Add the number “0” in front of Tract Number 72684 (i.e. TR 072684).
  - c. Clarify the boundary lines for the proposed subdivision. For example, the map only shows a portion of APN 8030-008-011. The entire lot must be shown on the tentative map and provide a label “Remainder Parcel” if it is not a part of subdivision.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 072684

Page 2/2

TENTATIVE MAP DATED 03-12-2014  
EXHIBIT "A" MAP DATED 03-12-2014

- d. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - e. Provide a full cross-section for Telegraph Road and Honeysuckle Lane by showing the existing improvements and the proposed improvements.
  - f. Show how each proposed building is to be served by public sewer and call out the proposed point of connection to the existing public sewer system.
  - g. Show how each building is to be served by public water and call out the proposed point of connection to the existing public water.
  - h. Remove all proposed on-site improvements from the tentative map.
  - i. Show all proposed on-site improvements on the exhibit map.
  - j. Please see attached Storm Drain and Hydrology review sheet (Comment 2).
  - k. Please see attached Grading review sheet (Comments 1 and 3) for comments and requirements.
  - l. Please see attached Road review sheet (Comment 3) for comments and requirements.
  - m. Please see attached Sewer review sheet (Comment 5) for comments and requirements.
  - n. Please see attached Water review sheet (Comment 2) for comments and requirements.
- 11) Provide the name of the water source for public water on the "Land Division Application".
- 12) Reconcile the grading quantities between the tentative map and the Land Division Application" (i.e. cut and fill).
- 13) Reconcile Assessor Parcel Number(s) on the "Land Division Application" with the project location on the tentative map (i.e. 8030-002-015).

*HW* *Jc*  
Prepared by John Chin  
tr072684L-new.doc  
<http://planning.lacounty.gov/case/view/tr072684/>

Phone (626) 458-4918

Date 04-02-2014




COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT MAP NO. 072684

TENTATIVE MAP DATED 03/12/2014  
EXHIBIT MAP 03/12/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by  Date 04/02/2014 Phone (626) 458-4921  
**Andrew Ross**

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1. A revised tentative map and/or exhibit map is required to show the following additional items:
  - a. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
  - b. Show and call out all property lines.
  - c. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
  - d. Show all proposed drainage patterns and devices.
  - e. Indicate maintenance responsibilities for the drainage devices.
  - f. Show and call out all P.L.
  - g. Provide offsite property owner acceptance letter for all offsite proposed improvements.
2. Approval of the latest Hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan approved by the Storm Drain and Hydrology Section of Land Development Division.
3. Additional Comments on plan.

Name Nazem Said  Date 3/20/2014 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072684\GP 072684



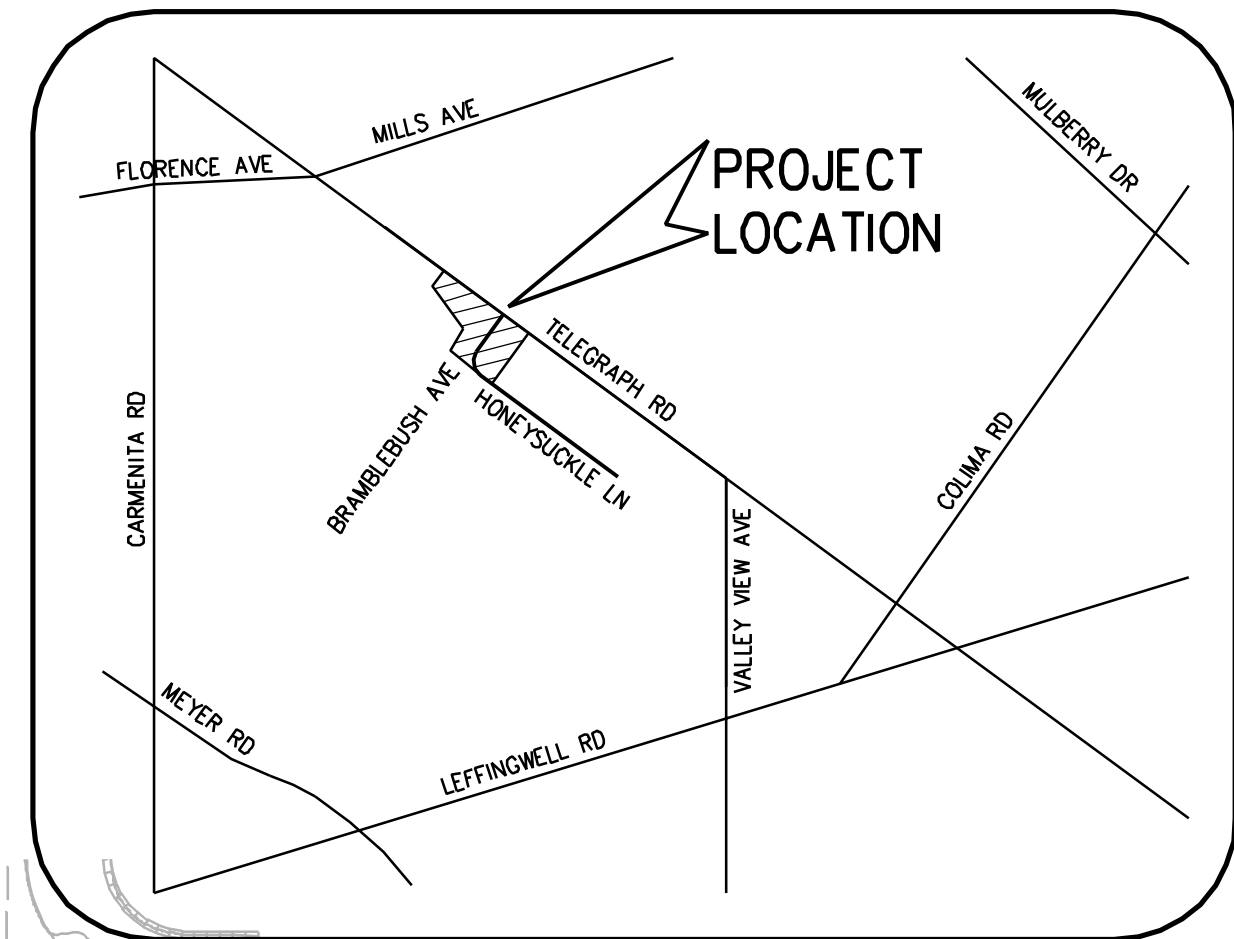
# TENTATIVE TRACT NO. 72684

(FOR TOWNHOME PURPOSES)

LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	63.04'	392.00'	09°12'49"
C2	184.73'	303.00'	34°55'50"
C3	39.24'	50.00'	44°57'39"
C4	37.12'	50.00'	42°32'01"
C5	14.91'	13.00'	65°41'51"
C6	22.05'	22.00'	57°25'28"
C7	11.84'	39.50'	17°10'38"
C8	23.56'	15.00'	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.97	N64°34'09"E
L2	4.04	S49°44'00"E



VICINITY MAP  
NTS

GROSS AREA = 3.96 Acres  
NET AREA = 3.67 Acres

**ZONING:**  
EXISTING LAND USE/ZONING:  
RECREATIONAL - GOLF COURSES  
A-1 (OPEN SPACE)  
PROPOSED LAND USE/ZONING:  
R-2 (RESIDENTIAL)

**UTILITIES:**  
SEWER:  
CONSOLIDATED SEWER MAINTENANCE DISTRICT OF LOS ANGELES COUNTY  
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
P.O. BOX 1475  
ALAMOGA, CA 91802-1475  
(626) 300-3399  
WATER:  
ORCHARD DALE WATER DISTRICT  
13819 EAST TELEGRAPH ROAD,  
WHITTIER, CA 90604  
(562) 941-0114

**BASIS OF BEARING**

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING  
OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN  
ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48  
OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF  
CALIFORNIA.

**FLOOD ZONE DESIGNATION**

FLOOD ZONE: X  
FLOOD MAP NO.: 06037C1841F  
COMMUNITY PANEL NO.: 1841  
COMMUNITY NO.: 065043  
DATE OF MAP: SEPTEMBER 26, 2008

**BENCHMARK**

BM# Y 8224  
ELEV: 139.832  
(SANTA FE QUAD 2005)

L&T IN NLY CB 3300M(1FT) ELY/O BCR @ NE COR VICTORIA  
AVE & TELEGRAPH RD

**EARTHWORK QUANTITIES**

EARTHWORK	7,200 CY
EXPORT	3,100 CY

**EASEMENT NOTES:**

- EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS
- EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS
- EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS
- EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 23615, PAGE 195, OF OFFICIAL RECORDS
- EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24483, PAGE 186, OF OFFICIAL RECORDS
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 39333, PAGE 3, OF OFFICIAL RECORDS AND BOOK 39363, PAGE 274, OF OFFICIAL RECORDS
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42671, PAGE 440, OF OFFICIAL RECORDS
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS
- EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1984, INSTRUMENT NO. 84-1429672, OF OFFICIAL RECORDS

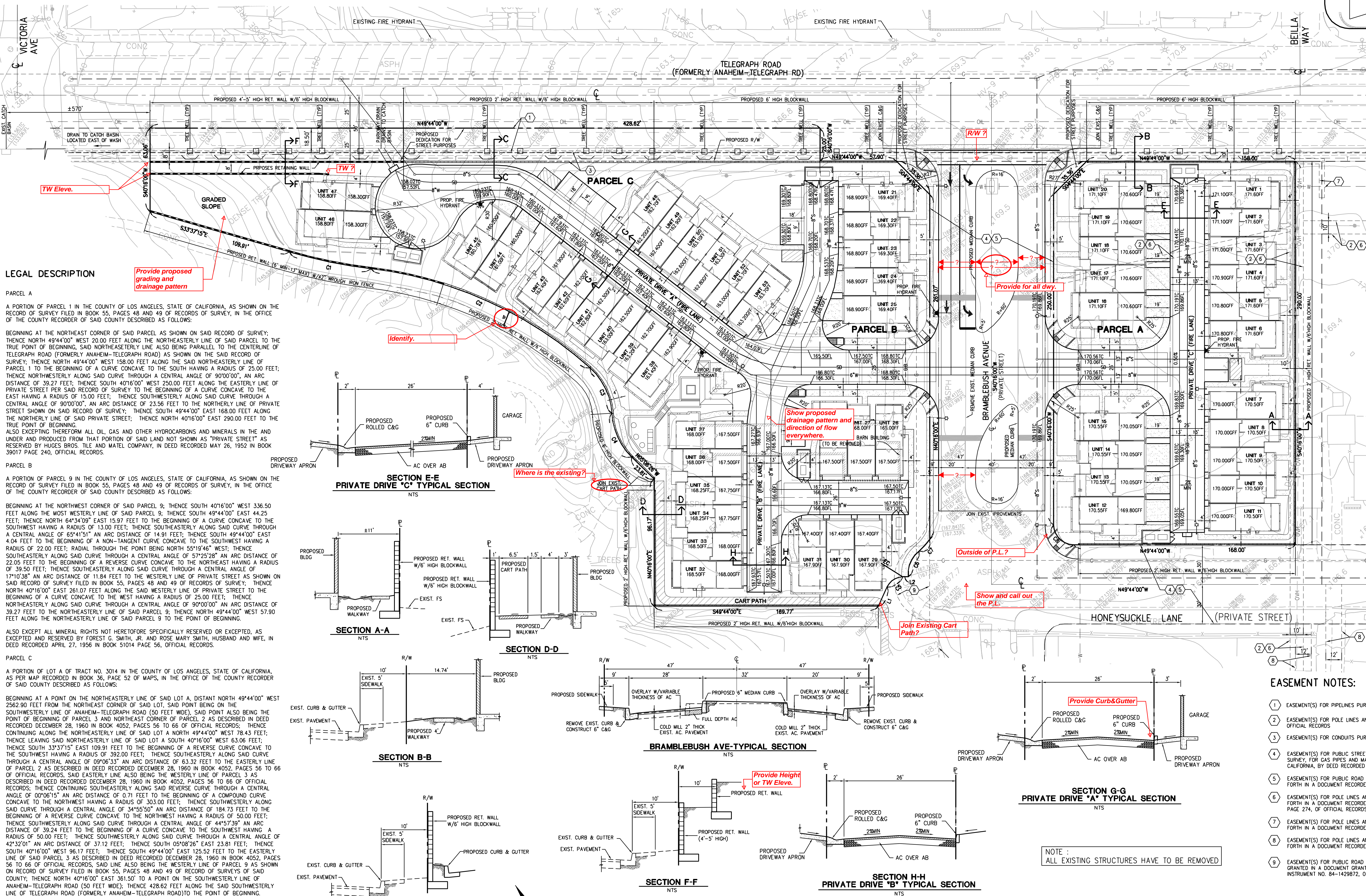
**TENTATIVE TRACT**

**MAJOR LAND DIVISION  
TENTATIVE TRACT NO. 72684  
(FOR TOWNHOME PURPOSES)**

LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 01/14/14

SHEET 1 OF 1



## LEGAL DESCRIPTION

PARCEL A

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEASTLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASTLY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTLY LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 230.00 FEET ALONG THE EASTERLY LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERLY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°44'00" EAST 168.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN THE AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS. TILE AND MATEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

PARCEL B

A PORTION OF PARCEL 9 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 9; THENCE SOUTH 40°16'00" WEST 336.50 FEET ALONG THE MOST WESTERLY LINE OF SAID PARCEL 9; THENCE SOUTH 49°44'00" EAST 44.25 FEET; THENCE NORTH 64°34'09" EAST 15.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°41'51" AN ARC DISTANCE OF 14.91 FEET; THENCE SOUTH 49°44'00" EAST 4.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 55°19'46" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'28" AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 39.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE STREET AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY; THENCE NORTH 40°16'00" EAST 261.07 FEET ALONG THE SAID WESTERLY LINE OF PRIVATE STREET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEASTLY LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEASTLY LINE OF SAID PARCEL 9 TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL MINERAL RIGHTS NOT HERETOFORE SPECIFICALLY RESERVED OR EXCEPTED, AS EXCEPTED AND RESERVED BY FOREST G. SMITH, JR. AND ROSE MARY SMITH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 27, 1956 IN BOOK 51014, PAGE 56, OFFICIAL RECORDS.

PARCEL C

A PORTION OF LOT A OF TRACT NO. 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF SAID LOT A, DISTANT NORTH 49°44'00" WEST 2562.90 FEET FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTLY LINE OF SAID LOT A NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTLY LINE OF SAID LOT A SOUTH 40°16'00" WEST 63.06 FEET; THENCE SOUTH 33°37'15" EAST 109.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 63.32 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 00°06'15" AN ARC DISTANCE OF 0.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12 FEET; THENCE SOUTH 05°08'26" EAST 23.81 FEET; THENCE SOUTH 40°16'00" WEST 96.17 FEET; THENCE SOUTH 49°44'00" EAST 125.52 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID LINE ALSO BEING THE WESTERLY LINE OF PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE NORTH 40°16'00" EAST 361.50' TO A POINT ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE); THENCE 428.62 FEET ALONG THE SAID SOUTHWESTERLY LINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL MINERAL RIGHTS NOT HERETOFORE SPECIFICALLY RESERVED OR EXCEPTED, AS EXCEPTED AND RESERVED BY FOREST G. SMITH, JR. AND ROSE MARY SMITH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 27, 1956 IN BOOK 51014, PAGE 56, OFFICIAL RECORDS.

SCALE: 1"=30'



ENGINEER

**DMS**  
CONSULTANTS, INC.  
CIVIL ENGINEERS  
12371 Van Ness Street, Suite 200, San Francisco, CA 94133  
Tel: (415) 774-1100 Fax: (415) 774-1101  
SURENDER DEWAN RCE 34559 EXP. 09/30/15

OWNER

**CANDLEWOOD COUNTRY CLUB**  
A CALIFORNIA NON-PROFIT CORPORATION  
14000 Telegraph Rd  
Whittier, CA.

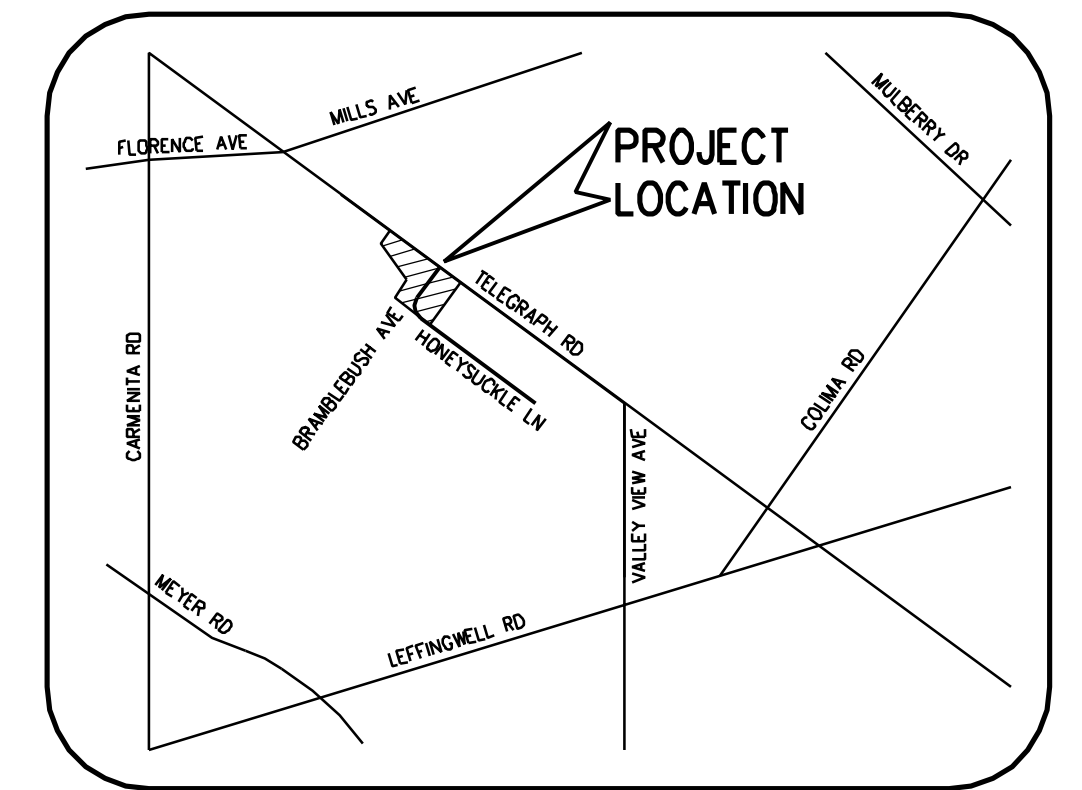
DEVELOPER:

**BRANDYWINE**  
HOMES  
16580 Aston-Irvine, CA 92606  
Tel: (949) 296-2400 Fax: (949) 296-2420

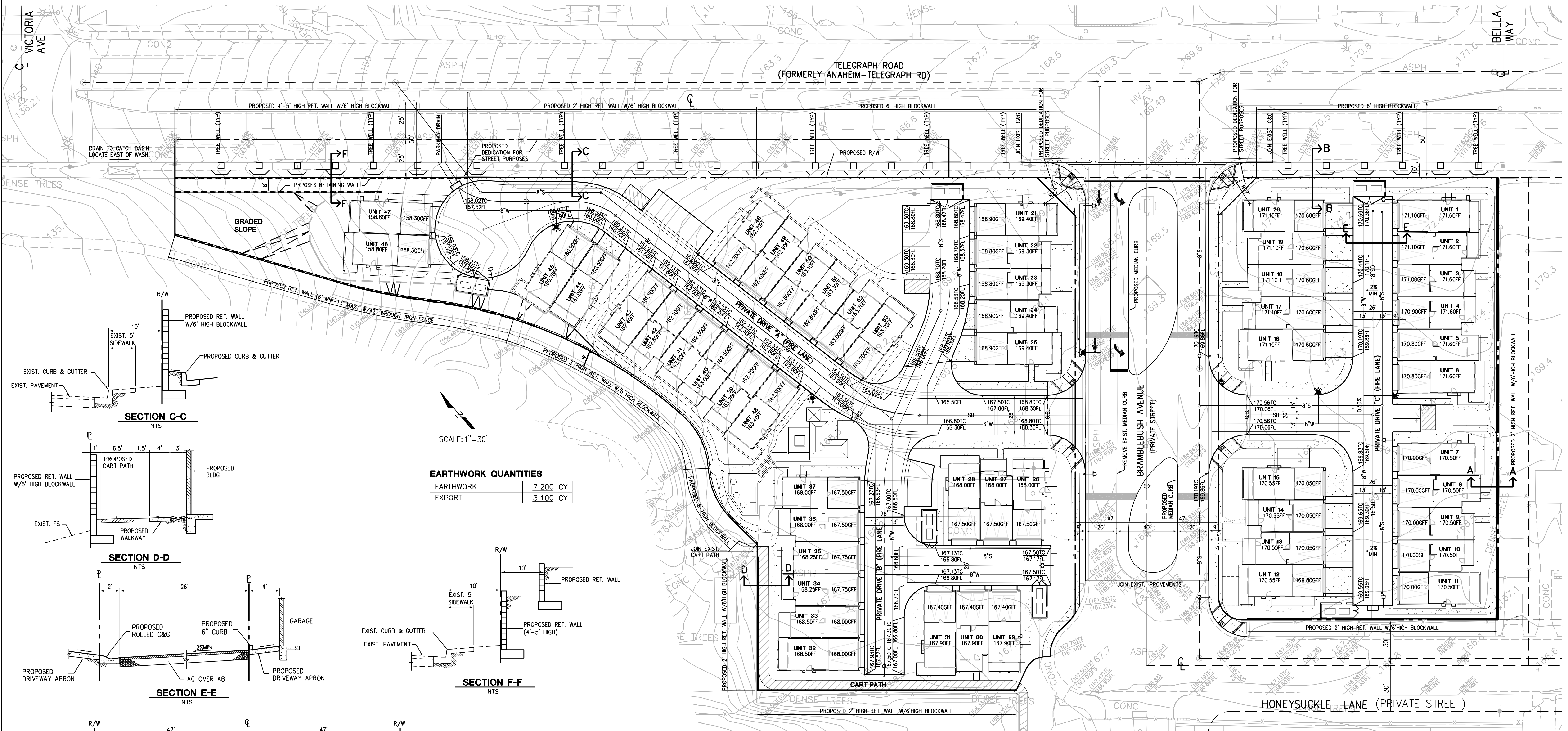


# TENTATIVE TRACT NO. 72684 (FOR TOWNHOME PURPOSES)

LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP  
NTS



EARTHWORK QUANTITIES

EARTHWORK	7,200 CY
EXPORT	3,100 CY

NOTE:  
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

ENGINEER <b>DMS</b> CONSULTANTS, INC. CIVIL ENGINEERS 12371 Lewis St. #203 Garden Grove, CA 92640 P. 714-740-8840 F. 714-740-8842	OWNER <b>CANDLEWOOD COUNTRY CLUB</b> A CALIFORNIA NON-PROFIT CORPORATION 14000 Telegraph Rd Whittier, CA	DEVELOPER: <b>BRANDYWINE HOMES</b> 16580 Aston-Irvine, CA 92606 Tel: (949) 296-2400 Fax: (949) 296-2420	TENTATIVE TRACT MAJOR LAND DIVISION TENTATIVE TRACT NO. 72684 (FOR TOWNHOME PURPOSES) LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DATE: 12/15/13 SHEET 1 OF 2
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TENTATIVE MAP DATED 03-12-2014  
EXHIBIT MAP DATED 03-12-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Perform a signal warrant analysis at the intersection of the project entrance and Telegraph Road as part of the site access evaluation as requested by our Traffic Studies Section. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 458-4721 for additional information.
2. This proposed project involves public and private street construction of ten thousand (10,000) square feet or more of impervious surface area. Per the LID requirements of Los Angeles County Code Section 12.84.430 (C), disclose how this project will follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-09-099) to the maximum extent practicable for the proposed public streets.
3. A revised tentative map and exhibit map is required. See additional road comments as shown in the attached files (2014-04-02 TTR 72684 (dated 2014-03-12) new checkprint.pdf) which can be found at the following ftp link:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2072684/>

PC

Prepared by Patricia Constanza  
tr72684r

Phone (626) 458-4921

Date 04-03-2014



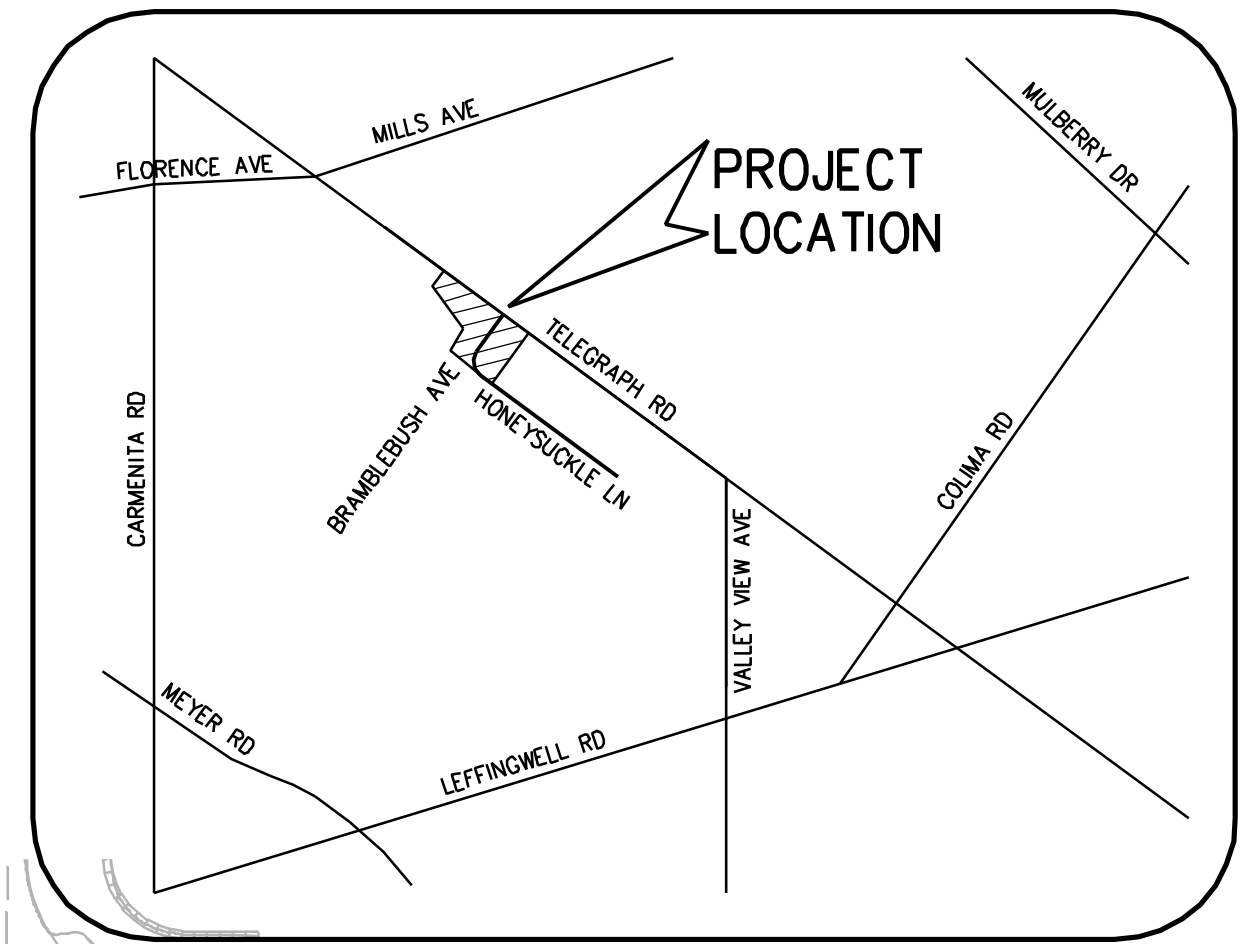
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(FOR TOWNHOME PURPOSES)

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VICINITY MAP  
NTS

GROSS AREA = 3.96 Acres  
NET AREA = 3.67 Acres

## ZONING:

EXISTING LAND USE/ZONING:  
RECREATIONAL - GOLF COURSES  
A-1 (OPEN SPACE)

PROPOSED LAND USE/ZONING:  
R-2 (RESIDENTIAL)

## UTILITIES:

SEWER:  
CONSOLIDATED SEWER MAINTENANCE DISTRICT OF LOS ANGELES COUNTY

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
P.O. BOX 1475  
ALAMOGA, CA 91802-1475  
(626) 300-3399

WATER:  
ORCHARD DALE WATER DISTRICT  
13819 EAST TELEGRAPH ROAD,  
WHITTIER, CA 90604  
(562) 941-0114

## BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING  
OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN  
ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48  
OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF  
CALIFORNIA.

## FLOOD ZONE DESIGNATION

FLOOD ZONE: X  
FLOOD MAP NO.: 06037C1841F  
COMMUNITY PANEL NO.: 1841  
COMMUNITY NO.: 065043  
DATE OF MAP: SEPTEMBER 26, 2008

## BENCHMARK

BM# Y 8224  
ELEV: 139.832  
(SANTA FE QUAD 2005)  
L&T IN NLY CB 3300M(1FT) ELY/O BCR @ NE COR VICTORIA  
AVE & TELEGRAPH RD

## EARTHWORK QUANTITIES

EARTHWORK	7,200 CY
EXPORT	3,100 CY

## EASEMENT NOTES:

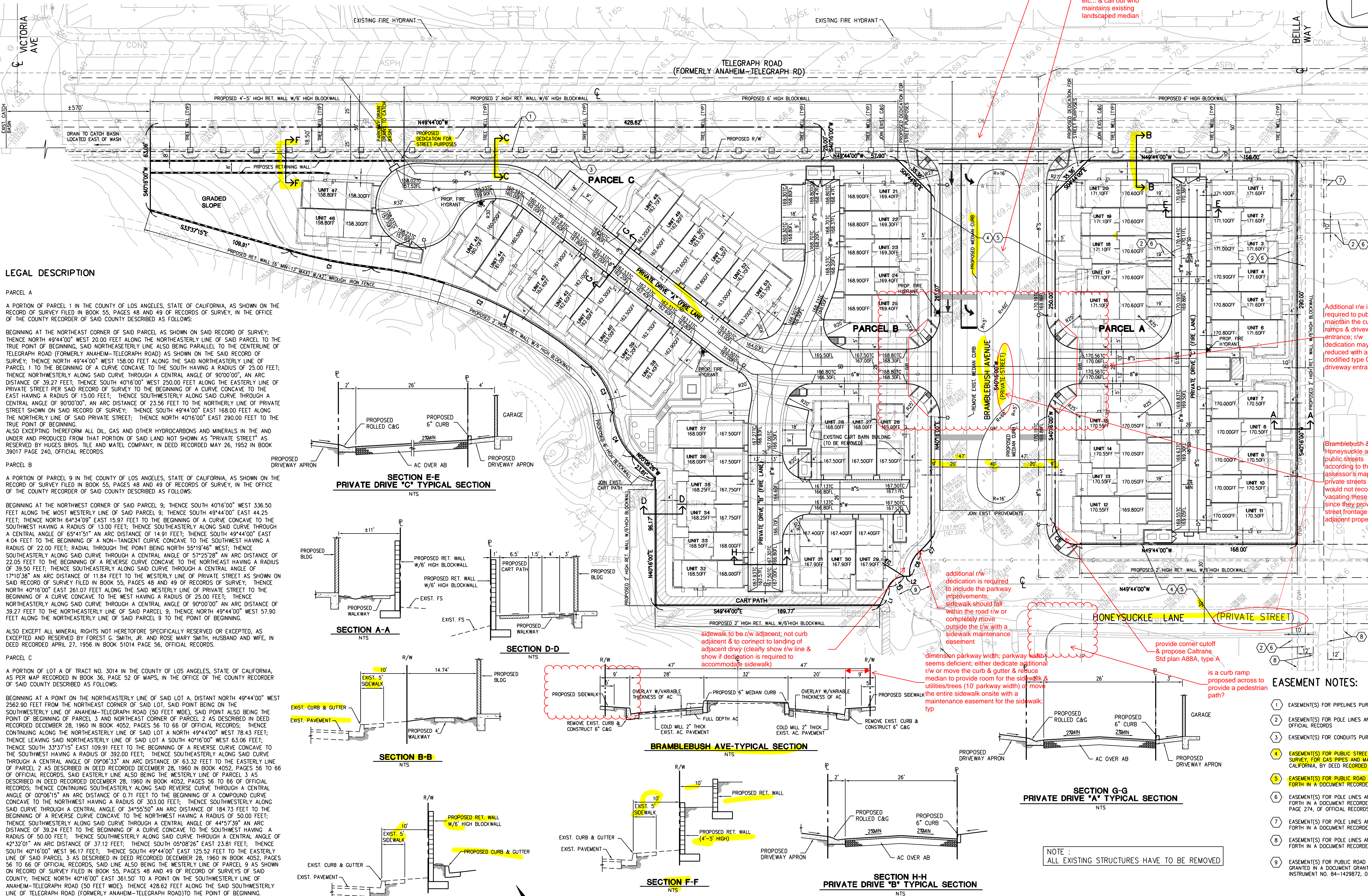
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- EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS
- EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS
- EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 23615, PAGE 185, OF OFFICIAL RECORDS
- EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24483, PAGE 186, OF OFFICIAL RECORDS
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 39333, PAGE 3, OF OFFICIAL RECORDS AND BOOK 39363, PAGE 274, OF OFFICIAL RECORDS
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42671, PAGE 440, OF OFFICIAL RECORDS
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS
- EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1984, INSTRUMENT NO. 84-1429672, OF OFFICIAL RECORDS

## TENTATIVE TRACT

MAJOR LAND DIVISION  
TENTATIVE TRACT NO. 72684  
(FOR TOWNHOME PURPOSES)  
LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 01/14/14

SHEET 1 OF 1



## LEGAL DESCRIPTION

### PARCEL A

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEASTLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASTLY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTLY LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 23.56 FEET ALONG THE EASTERLY LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERLY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°44'00" EAST 168.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN THE AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS. TILE AND MATEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

### PARCEL B

A PORTION OF PARCEL 9 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 9; THENCE SOUTH 40°16'00" WEST 336.50 FEET ALONG THE MOST WESTERLY LINE OF SAID PARCEL 9; THENCE SOUTH 49°44'00" EAST 44.25 FEET; THENCE NORTH 64°34'09" EAST 15.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°41'51" AN ARC DISTANCE OF 14.91 FEET; THENCE SOUTH 49°44'00" EAST 4.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 55°19'46" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'28" AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 39.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE STREET AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY; THENCE NORTH 40°16'00" EAST 261.07 FEET ALONG THE SAID WESTERLY LINE OF PRIVATE STREET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEASTLY LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEASTLY LINE OF SAID PARCEL 9 TO THE POINT OF BEGINNING.

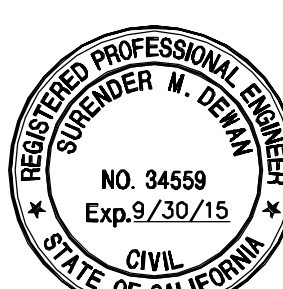
ALSO EXCEPT ALL MINERAL RIGHTS NOT HERETOFORE SPECIFICALLY RESERVED OR EXCEPTED, AS EXCEPTED AND RESERVED BY FOREST G. SMITH, JR. AND ROSE MARY SMITH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 27, 1956 IN BOOK 51014, PAGE 56, OFFICIAL RECORDS.

### PARCEL C

A PORTION OF LOT A OF TRACT NO. 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF SAID LOT A, DISTANT NORTH 49°44'00" WEST 2562.90 FEET FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTLY LINE OF SAID LOT A NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTLY LINE OF SAID LOT A SOUTH 40°16'00" WEST 63.06 FEET; THENCE SOUTH 33°37'15" EAST 109.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 63.32 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 00°06'15" AN ARC DISTANCE OF 0.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12 FEET; THENCE SOUTH 05°08'26" EAST 23.81 FEET; THENCE SOUTH 40°16'00" WEST 96.17 FEET; THENCE SOUTH 49°44'00" EAST 125.52 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID LINE ALSO BEING THE WESTERLY LINE OF PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE NORTH 40°16'00" EAST 361.50' TO A POINT ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE); THENCE 428.62 FEET ALONG THE SAID SOUTHWESTERLY LINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL MINERAL RIGHTS NOT HERETOFORE SPECIFICALLY RESERVED OR EXCEPTED, AS EXCEPTED AND RESERVED BY FOREST G. SMITH, JR. AND ROSE MARY SMITH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 27, 1956 IN BOOK 51014, PAGE 56, OFFICIAL RECORDS.



ENGINEER  
**DMS**  
CONSULTANTS, INC.  
CIVIL ENGINEERS  
12371 Vanowen Street, Suite 100, Vanowen, CA 92684  
Tel: (949) 296-2400 Fax: (949) 296-2420  
01/14/14  
SURENDER DEWAN RCE 34558 EXP. 09/30/15

OWNER  
**CANDLEWOOD COUNTRY CLUB**  
A CALIFORNIA NON-PROFIT CORPORATION  
14000 Telegraph Rd  
Whittier, CA.

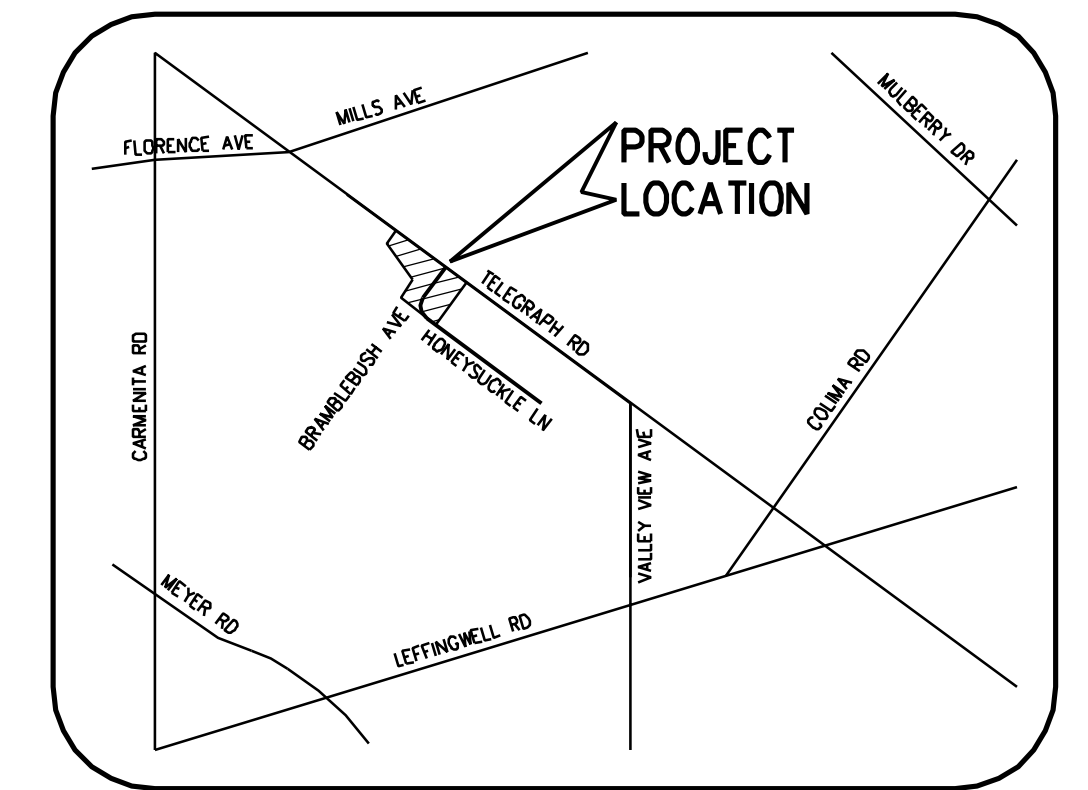
DEVELOPER:  
**BRANDYWINE HOMES**  
16580 Aston-Irvine, CA 92606  
Tel: (949) 296-2400 Fax: (949) 296-2420

TENTATIVE TRACT  
MAJOR LAND DIVISION  
TENTATIVE TRACT NO. 72684  
(FOR TOWNHOME PURPOSES)  
LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
DATE: 01/14/14

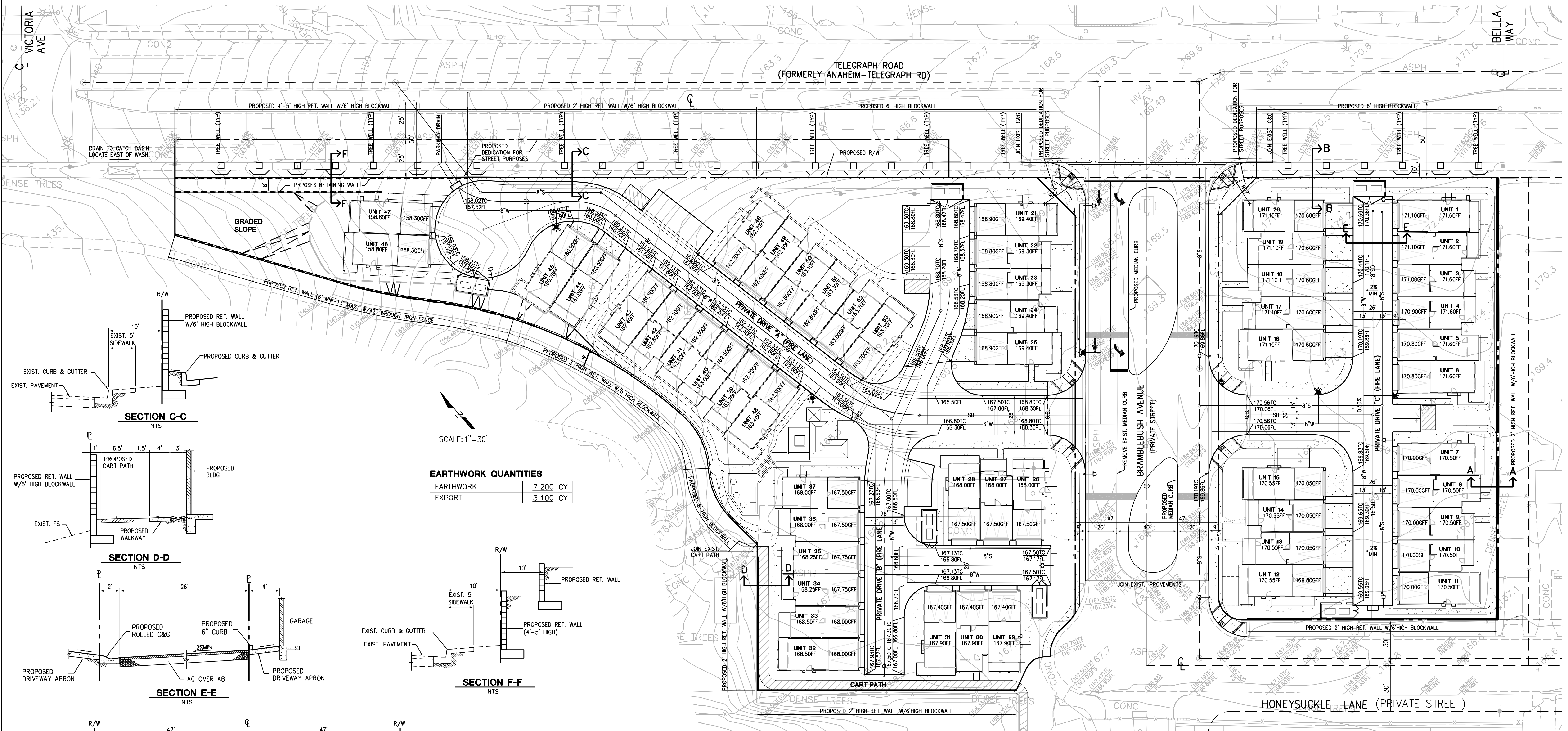


# TENTATIVE TRACT NO. 72684 (FOR TOWNHOME PURPOSES)

LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP  
NTS



EARTHWORK QUANTITIES	
EARTHWORK	7,200 CY
EXPORT	3,100 CY

NOTE:  
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

<p>ENGINEER</p> <p><b>DMS</b></p> <p>CONSULTANTS, INC.</p> <p>CIVIL ENGINEERS</p> <p>12371 Lewis St. #203 Garden Grove, CA 92640 P. 714-740-8840 F. 714-740-8842</p>	<p>OWNER</p> <p><b>CANDLEWOOD COUNTRY CLUB</b></p> <p>A CALIFORNIA NON-PROFIT CORPORATION</p> <p>14000 Telegraph Rd Whittier, CA.</p>	<p>DEVELOPER:</p> <p><b>BRANDYWINE</b></p> <p>HOMES</p> <p>16580 Aston-Irvine, CA 92606 Tel: (949) 296-2400 Fax: (949) 296-2420</p>	<p>TENTATIVE TRACT</p> <p>MAJOR LAND DIVISION</p> <p>TENTATIVE TRACT NO. 72684</p> <p>(FOR TOWNHOME PURPOSES)</p> <p>LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA</p> <p>DATE: 12/15/13</p> <p>SHEET 1 OF 2</p>
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TENTATIVE MAP DATED 03-12-2014  
EXHIBIT MAP DATED 03-12-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 12214AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. The subject project APN number 8030-002-015 on the application does not match with the subject project locations on tentative map. Reconcile the project location.
4. The tentative map only shows a portion of APN 8030-008-011. The entire lot must be shown on the tentative map and provide label "~~Not a part~~" if it is not a part of subdivision.  
"Remainder Parcel"
5. Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works.
6. A revised tentative and/or exhibit map is required to show the following items:
  - a. Label the existing sewer mainline with the PC or CI number.
  - b. Telegraph Road is an existing major highway. Construct manhole 6 feet from curb and provide right angle connection from proposed sewer to existing sewer system with proposed manhole on Telegraph Road.
  - c. Proposed sewer line cannot be connected to proposed water line along Private Drive "B".
  - d. Show any off-site improvements required by the approved area study, if any.

TENTATIVE MAP DATED 03-12-2014  
EXHIBIT MAP DATED 03-12-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. The subject project APN number 8030-002-015 on the application does not match with the subject project locations on tentative map. Reconcile the project location.
3. The tentative map only shows a portion of APN 8030-008-011. The entire lot must be shown on the tentative map and provide label "~~Not a part~~" if it is not a part of subdivision.  
"Remainder Parcel"
4. Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works.

A revised tentative map and/or exhibit map is required to show the following items:

- a. Show and label existing water main lines with the name of corresponding water purveyor.
- b. Show location of proposed point of connection from proposed development to existing public water.
- c. Proposed sewer line cannot be connected to proposed water line along Private Drive "B".

12  
Prepared by Imelda Ng  
tr72684w-new.doc

Phone (626) 458-4921


Date 04-07-2014

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 072684

Page 1/1

TENTATIVE MAP DATED 03-12-2014  
EXHIBIT "A" MAP DATED 03-12-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin

tr072684L-new.doc

<http://planning.lacounty.gov/case/view/tr072684/>

Phone (626) 458-4918

Date 03-20-2014



The following reports consisting of \_\_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 03-12-2014  
EXHIBIT "A" MAP DATED 03-12-2014

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW* *JCh*  
Prepared by John Chin

Phone (626) 458-4918

Date 04-08-2014

tr072684L-new.doc  
<http://planning.lacounty.gov/case/view/tr072684/>

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

DISTRIBUTION  
 \_\_\_\_\_ Geologist  
 \_\_\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 72684  
 SUBDIVIDER Brandywine Homes  
 ENGINEER DMS Consultants, Inc.  
 GEOLOGIST ---  
 SOILS ENGINEER ---

TENTATIVE MAP DATED 3/12/14  
 LOCATION Whittier  
 GRADING BY SUBDIVIDER [ Y ] (Y or N)  
 REPORT DATE ---  
 REPORT DATE ---

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

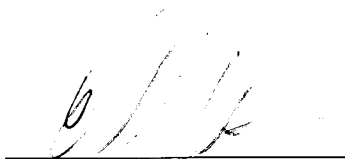
- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 4-2-14 is attached.

Prepared by



Ricardo Lopez-Maldonado

Reviewed by



Charles Nestle

Date 24 March 2014

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office ---  
PCA LX001129 / A865  
Sheet 1 of 1

Tentative Tract Map 72684  
Location Whittier  
Developer/Owner Brandywine Homes  
Engineer/Architect DMS Consultants, Inc.  
Soils Engineer ---  
Geologist ---

DISTRIBUTION:

☐ Drainage  
☐ Grading  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

Review of:

Tentative Tract Map Dated by Regional Planning 3/12/14

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>



Prepared by \_\_\_\_\_ Date 4/2/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service-survey>.

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\qmepub\Development Review\Soils Review\Jeremy\TR 72684, Whittier, TTM-A 1.doc

Preliminary Conditions

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide standard property line return radii of 27 feet at the intersection of Telegraph Road and Bramblebush plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
3. Construct new driveway entrance to meet ADA requirements on Bramblebush to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.
4. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works.
5. Repair any damaged improvements during construction to the satisfaction of Public Works.
6. Reconstruct the curb ramp at the intersection of Telegraph Road and Bramblebush Avenue to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.
7. Construct full-width sidewalk and curb ramp at all returns.
8. Plant street trees along the property frontage on Telegraph Road, Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
9. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
10. Execute a covenant for private maintenance of curb/parkway drains; if any and the greenscape and landscaped median along the property frontages to the satisfaction of Public Works.

11. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
12. Comply with the mitigation measures at the intersection of the project's entrance and Telegraph Road identified in the attached \_\_\_\_\_ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.
13. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
14. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Telegraph Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Street lighting plans cannot be approved prior to completion of annexation process. Upon submittal of the street lighting plans, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

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- 1) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 2) Submit a map of the proposed development including any roadways conditioned for street lights to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the approved phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided the above conditions are met, all street lights in the development, or approved project phase, have been constructed per Public Works approved plans and energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

PC

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Date 04-02-2014